

Before the Board of Zoning Adjustment, D. C.

Application No. 11984, of Ludlow and Carol M. Flowers, pursuant to Section 8207.2 of the Zoning Regulations, for a special exception to permit the extension of a nonconforming use on the 1st, and 3rd floors to include the basement (flat), as provided by Sections 7105.2 and 7109 of the regulations, in the R-3 Zone, at the premises 2627 Garfield Street, NW., Lot 31, Square 2107.

HEARING DATE: September 1975, October 15, 1975

DECISION DATE: October 15, 1975

FINDINGS OF FACT:

1. Applicant proposes to extend the existing flat to include the basement in the three (3) story brick row dwelling.
2. The structure is currently used as a flat with one (1) unit located on the first and second floors and the second (2nd) unit located on the third floor. The Certificate of Occupancy last issued for the subject property was October 9, 1956 for a flat.
3. Applicants now plan to move the third floor unit to the basement in order to occupy the first, second and third floors as one unit for their own family.
4. The record indicates a letter in support of the application from the Woodley Park Community Association which points out that the applicants provides two (2) parking spaces on the subject property.
5. There will be no structural alterations and no other structures involved in the extension of the nonconforming use.
6. There is no opposition of record to the application.

CONCLUSIONS OF LAW:

Based upon the above Findings of Fact and the evidence of Record the Board finds that proposed extension although not a neighborhood facility will not be an objectionable use. The proposed extension is a residential use which conforms to the neighborhood and will not adversely affect its present character or future development. Applicant is providing parking for the

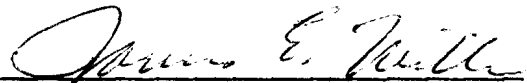
proposed extension and no noise, traffic or any other deleterious external effect will be generated. The Board is of the opinion that the special exception to extend the nonconforming use is in harmony with the general intent of the Zoning Regulations and will not tend to adversely affect the use of neighboring property.

ORDER: It is hereby ordered that the above application be GRANTED.

VOTE: 3-0-0 (Lilla Burt Cummings, Esq. and Dr. Lewis, not voting not having heard the case).

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED By:



JAMES E. MILLER
Secretary to the Board

FINAL DATE OF ORDER:

Oct 15, 1975

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.